

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON NOVEMBER 18, 2020
(Approved December 16, 2020)

The Planning Commission held their monthly meeting on Wednesday, November 18, 2020. Present for the meeting were Walter Woessner, Kathryn Alexis, Larry Tietjen and Paul Lacon. Lance Parson was absent. Also present were Marjorie Brown, Township Solicitor, Rick Tralies, Township Planner and Brady Flaharty, Township Engineer.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

MINUTES

Mrs. Alexis made a motion to accept the minutes as presented for the October 21, 2020 monthly meeting. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Matthew Kulp and Richard Kulp, Etal – 1528 Harvey Lane - Resubmission

Jim Fritsch, Professional Civil Engineer with Regester Associates, Inc., along with Matt and Kim Kulp were present to discuss the Preliminary/Final Minor Subdivision Plans for the property located at 1528 Harvey Lane. Mr. Fritsch stated this property has been in the Kulp Family since 1903. He stated he would like to briefly go through the review letters. Most items are either resolved, being addressed or they are asking for waivers. A discussion ensued.

The following waivers were reviewed and voted on:

Motions on Requested Waivers:

1. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §304.3.C to permit the Applicant to not provide a site context map that shows the location of the subdivision within its neighborhood context and its relationship to natural and manmade features existing within 1,000 feet of the site. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.
2. Mr. Lacon made a motion to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §304.3.H to permit the Applicant to not provide a site analysis of existing conditions both on and within 500 feet of the site. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.
3. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §405.9 to permit the Applicant to not install paving or other road widening improvements on Harvey Lane or on Bishop Road along the frontage of Lot 1 and Lot 2. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.
4. Mr. Tietjen made a motion to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-406.7 to permit the Applicant to not install road widening improvements and/or escrow money to improve Harvey Lane and Bishop Road along the frontage of Lot 1 and Lot 2. Mr. Lacon seconded the motion. The motion carried with a 4-0-0 vote.

5. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a waiver from DO §21-106.5 to permit the Applicant to not pave the driveways on Lot 1 and Lot 2 a minimum distance of 25 feet from the edge of the cartway of Harvey Lane. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Ms. Brown stated she will need to add to the draft resolution for the final plan sets to be the required size of 24" x 36". Ms. Brown also asked for some clarification on the right-of-way's (legal vs. ultimate) to be dedicated. A discussion ensued.

Mrs. Alexis made a motion recommending the Board of Supervisors approve the Preliminary/Final Land Subdivision Plans submitted by Matthew Kulp and Richard Kulp for the property located at 1528 Harvey Lane in East Coventry Township, Chester County, Pennsylvania with the proposed Resolution presented at this meeting with the changes recommended by the Planning Commission Solicitor. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Ms. Brown stated this will now go to the Board of Supervisors at the December 14, 2020 meeting.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Review of Sign Ordinance Amendments

Ms. Brown continued their review of the sign chart regarding dimensions, etc. A discussion ensued. Ms. Brown will make revisions for the next meeting.

Presentation/Discussion Re: Proposed Growing Greener Ordinance Amendments

Mr. Tralies continued their review of the Growing Greener Ordinance Amendments. A discussion ensued.

Northern Federation Update

Nothing to report at this time.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting at 9:47 pm. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary